



**MINUTES OF THE
LAFAYETTE REDEVELOPMENT COMMISSION MEETING
June 25, 2020 11:00 am**

Due to the COVID-19 pandemic, Governor Holcomb, ordered shelter-in-place orders beginning Tuesday, March 24. All government offices were closed to in-person public activity until further notice. All non-essential City employees are working remotely whenever possible and are continuing to provide core functions online and by phone. All necessary meetings are being conducted observing safe practices, including conference calls and online streaming (<https://www.youtube.com/user/CityofLafayetteIN/live>).

Attendance via online GoToMeeting

Commissioners: Jos Holman, Jim Terry, T.J. Thieme
Absent: Shelly Henriott, Don Teder

Ex-Officio Members: Dave Moulton

Staff: Dennis Carson, Economic Development Director; John Collier, Assistant Economic Development Director; Jacque Chosnek, Deputy City Attorney; Cindy Murray, City Clerk; Jeromy Grenard, City Engineer; Dave Griffie, Engineering; David Huhnke, Communications & Marketing; Patty Payne, Communications & Marketing; Tim Clary, City Controller; Tony Roswarski, Mayor

Guests: Kim Murray, Greater Lafayette Commerce; Cullen Cochran, Dentons Bingham Greenbaum; Rachel Hazaray, SIA; Scott Walker, Greater Lafayette Commerce; Tim Balensiefer, TBIRD Design Services; Jason Semler, Baker Tilly; Greg Balsano, Baker Tilly; Shelby Bowen, Rebar Development; Justin Sorber, Keystone Architecture

Welcome and Call to Order

Jos Holman welcomed everyone to the Redevelopment Commission meeting, noted that a quorum was present and opened the meeting of the Lafayette Redevelopment Commission at 11:01 a.m. In accordance with Governor Holcomb's requirements for online public meetings during the COVID19 situation, all motions will be passed by roll call vote.

Approval of the Minutes

T.J. Thieme moved to approve the May 28, 2020 minutes. Jim Terry seconded and the motion passed unanimously by roll call vote.

Public Hearing

T.J. Thieme made a motion to close the Redevelopment Commission meeting and open the public hearing to discuss the 2020 Budget Resolution. Jim Terry seconded and the motion passed by roll call vote.

Resolution No. LRC-2020-07: *Resolution Confirming the Amending Declaratory Resolution of the Lafayette Redevelopment Commission Adopted On April 23, 2020 Amending the Consolidated Plan for the Consolidated Creasy/Central Economic Development Area*

Public Comment

Jos Holman introduced the resolution and asked for comments from the public. Hearing none, Jos Holman asked for a motion to close the public hearing and open the Redevelopment Commission meeting. T.J. Thieme moved to close the

public hearing and open the Redevelopment Commission meeting. Jim Terry seconded and the motion passed by roll call vote.

New Business

Resolution No. LRC-2020-07: Resolution Confirming the Amending Declaratory Resolution of the Lafayette Redevelopment Commission Adopted On April 23, 2020 Amending the Consolidated Plan for the Consolidated Creasy/Central Economic Development Area – This resolution is one of the final steps in the process for support of the Ellsworth Project and its Economic Development Bond. All other approvals have been obtained through the Area Plan Commission and City Council. Cullen Cochran, Bond Counsel from Denton Bingham Greenbaum, provided an overview of the project. T.J. Thieme moved to approve. Jim Terry seconded and the motion passed unanimously by roll call vote.

Resolution No. LRC-2020-08: Lafayette Redevelopment Commission Pledging Tax Increment for Ellsworth Project This resolution is for the Ellsworth Project and its Economic Development Bond. This Resolution pledges the increment from the project for the bond's debt service. Cullen Cochran, Bond Counsel from Denton Bingham Greenbaum, and Jason Semler of Baker Tilly Finance, provided an overview of the project. Jim Terry moved to approve. T.J. Thieme seconded and the motion passed unanimously by roll call vote.

Resolution No. LRC-2020-09: A Resolution Recommending Designation of an Economic Revitalization Area For Tax Abatement and Recommending Approval of Deduction for Tax Abatement-Subaru of Indiana Automotive, Inc.- Personal Property – SIA is asking for a 10 year personal property abatement with a pledge to invest over \$110M in new manufacturing equipment, retain 6,185 jobs and create 350 new positions. An MOA was included and a new 10 year Economic Revitalization Area is recommended to be established with this Resolution. Rachel Hazaray of SIA was in attendance to present the request and proposed project. The Mayor spoke in support of this continued investment to the community. Jim Terry moved to approve. T.J. Thieme seconded and the motion passed unanimously by roll call vote.

Resolution No. LRC-2020-10: A Resolution Recommending Approval of a Deduction For The Purpose Of Tax Abatement in an Economic Revitalization Area for Real Estate-Subaru of Indiana Automotive, Inc. – SIA is requesting a 10 year tax abatement on a real estate investment of over \$47M, retaining 6,185 jobs and creating 350 new positions. T.J. Thieme moved to approve. Jim Terry seconded and the motion passed unanimously by roll call vote.

Keystone Architecture, Inc. – Lafayette Theater Building Assessment Agreement Amendment – This change order is for additional architectural design work for rigging of lighting and other equipment for both safety and patron experience. The amount is not to exceed \$5,500 changing the contract to not to exceed \$22,700. Justin Sorber of Keystone Architecture explained the details. Jim Terry moved to approve. T.J. Thieme seconded and the motion passed unanimously by roll call vote.

TBIRD Design Services-Supplemental Agreement No.2 - Streetscape 2019 Phase VI - Construction Materials Testing and Inspection – Tim Balensiefer of TBIRD Design Services explained that this is a supplemental and separate contract with TBIRD Design Services and sub-contractor Patriot Engineering to provide soil and concrete testing and inspection for the current Streetscape Phase VI project. The contract is in the amount not to exceed \$25,000. This is usually part of the original bid and construction package for projects such as this, but we are finding it to be more cost effective to have a separate contract for these services and only use what is needed to accomplish the testing and quality of work. Jim Terry moved to approve. T.J. Thieme seconded and the motion passed unanimously by roll call vote.

TBIRD Design Services- Expanded Topographic Survey for City of Lafayette Municipal Building – As part of the on-going planning and design of the new police station and parking garage, we are in need of additional topographic surveys of the proposed project site. The lump sum fee is not to exceed \$12,500. T.J. Thieme moved to approve. Jim Terry seconded and the motion passed unanimously by roll call vote.

Tax Abatement Compliance – Because of the COVID-19 pandemic, the Governor, through Executive Order, extended filing deadlines for compliances. All are recommended to be found in substantial compliance.

Castle Coch-RE

Jim Terry moved for recommendation to approve. T.J. Thieme seconded and the motion passed unanimously by roll call vote.

Caterpillar Inc.-PP

Caterpillar Inc.-RE

T.J. Thieme moved for recommendation to approve. Jim Terry seconded and the motion passed unanimously by roll call vote.

Caterpillar Logistics Inc.-PP

T.J. Thieme moved for recommendation to approve. Jim Terry seconded and the motion passed unanimously by roll call vote.

Engineering and Industrial Services LLC-PP – Details of new jobs and timeline detailed in letter.

Jim Terry moved for recommendation to approve. T.J. Thieme seconded and the motion passed unanimously by roll call vote.

ASW Real Estate (EIS LLC)-RE

Jim Terry moved for recommendation to approve. T.J. Thieme seconded and the motion passed unanimously by roll call vote.

Fiber Hotel LLC- RE

T.J. Thieme moved for recommendation to approve. Jim Terry seconded and the motion passed unanimously by roll call vote.

Heartland Automotive LLC- (4) PP

Heartland Automotive LLC- (2) RE

T.J. Thieme moved for recommendation to approve. Jim Terry seconded and the motion passed unanimously by roll call vote.

Lex Lafayette LP- RE

Jim Terry moved for recommendation to approve. T.J. Thieme seconded and the motion passed unanimously by roll call vote.

MREIC Lafayette IN, LLC (formerly TM Crowley)-RE

Jim Terry moved for recommendation to approve. T.J. Thieme seconded and the motion passed unanimously by roll call vote.

Nanshan America Advanced Aluminum Technologies LLC- (2) PP – Employment details and timeline included and explained in the attached letter.

Jim Terry moved for recommendation to approve. T.J. Thieme seconded and the motion passed unanimously by roll call vote.

Sanoh America, Inc. – PP – Status and circumstances of employment detailed in letter.

T.J. Thieme moved for recommendation to approve. Jim Terry seconded and the motion passed unanimously by roll call vote.

Wabash National LP- PP

T.J. Thieme moved for recommendation to approve. Jim Terry seconded and the motion passed unanimously by roll call vote.

Wintek Corporation- PP

Jim Terry moved for recommendation to approve. T.J. Thieme seconded and the motion passed unanimously by roll call vote.

WorWag Coatings LLC- PP

Jim Terry moved for recommendation to approve. T.J. Thieme seconded and the motion passed unanimously by roll call vote.

Director's Report

All projects continue to move forward.

Pullman Station has 30 units leased.

\$400,000 has been awarded to area businesses to help offset COVID expenses.

The Municipal Building project is in the design phase.

Claims

Jim Terry moved to approve the June 2020 claims in the amount of Five Hundred Thirty-Five Thousand Three Hundred Seventy-Three Dollars and Seventy-Eight Cents (\$535,373.78). T.J. Thieme seconded and the motion passed unanimously by roll call vote.

Public Comment

Jos Holman asked for any comments from the public. There were no comments received from the public on the web-ed@lafayette.in.gov email account prior to the meeting.

Adjournment

Jim Terry moved to adjourn the meeting. T.J. Thieme seconded and the meeting of the Lafayette Redevelopment Commission was adjourned at 11:55am.

Respectfully submitted

Michelle Conwell, Recording Secretary

Approved,

T.J. Thieme, Secretary
Lafayette Redevelopment Commission